

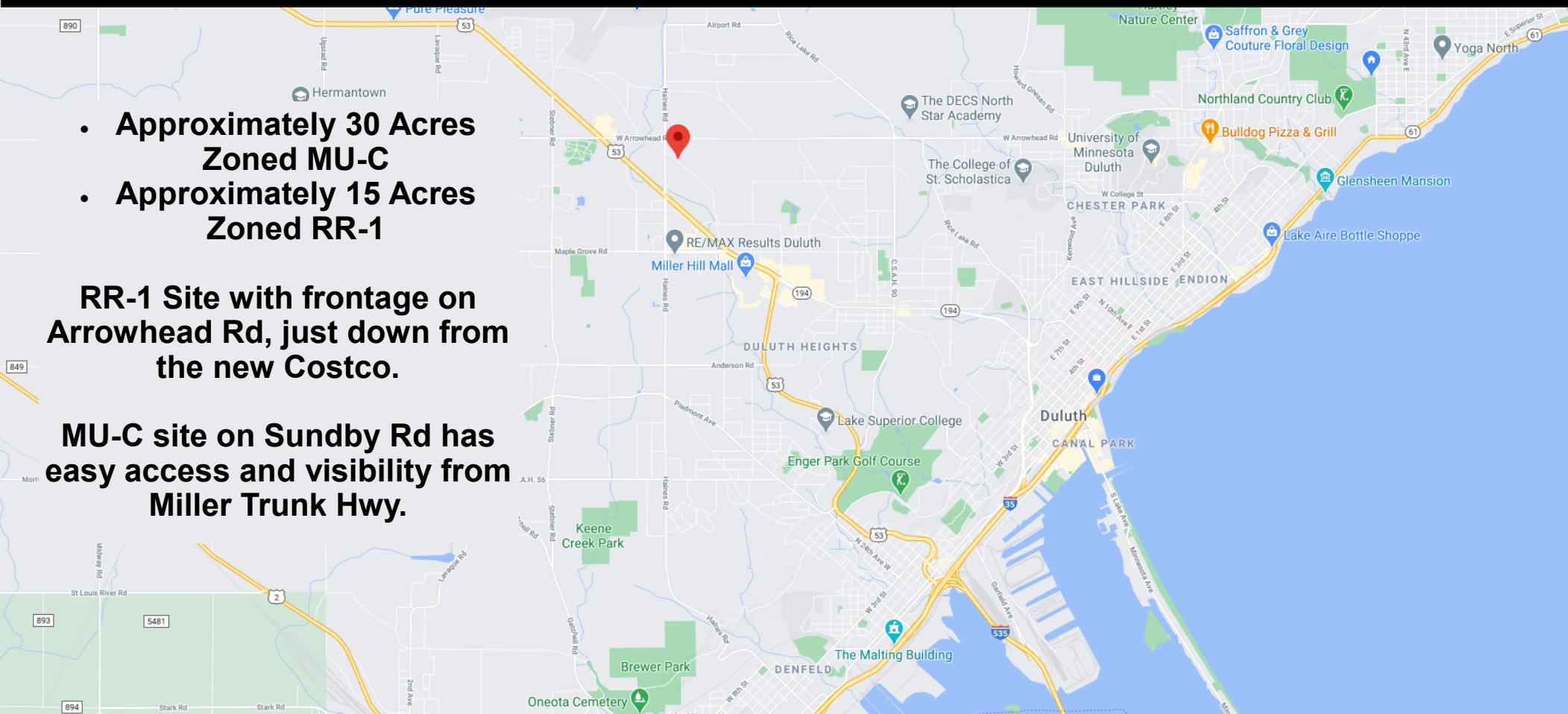
APPROXIMATELY 45 ACRES

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- **Approximately 30 Acres Zoned MU-C**
- **Approximately 15 Acres Zoned RR-1**

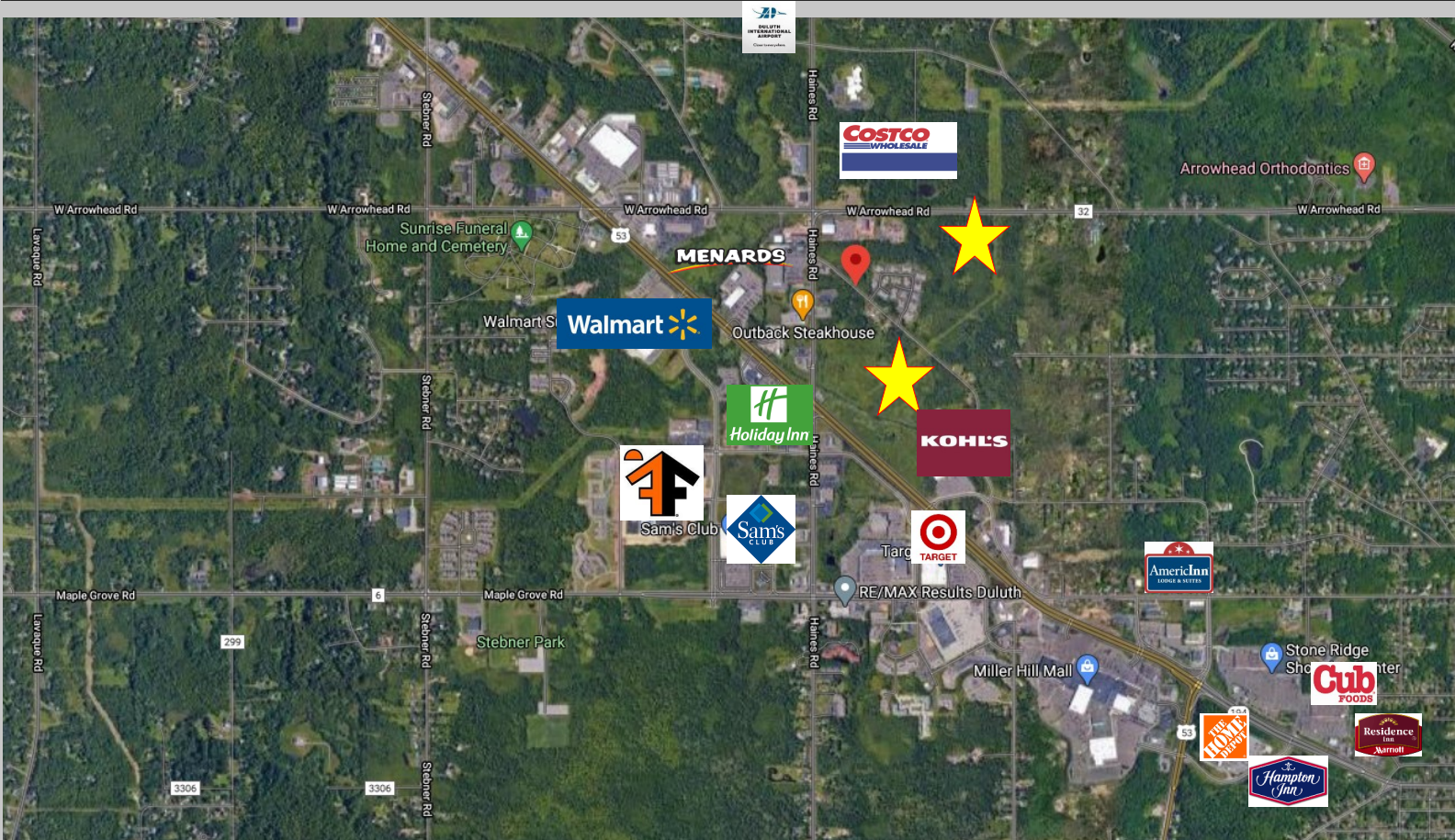
RR-1 Site with frontage on Arrowhead Rd, just down from the new Costco.

MU-C site on Sundby Rd has easy access and visibility from Miller Trunk Hwy.



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Super Prime Development site in an ideally situated location in the Miller Hill Mall Corridor. Just minutes to the colleges, downtown, and all that Duluth has to offer.

Hotel & Residential appear to be the top Development trends for this site however MU-C zoning allows for many uses. RR-1 site Offers multi-family development opportunity.

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